

Instr: 200805070019065 05/07/2008
P: 1 of 3 F: \$18.50 11:33AM
Tom Murphy T20080022936
Westmoreland County RecorderP



I hereby CERTIFY
that this document is
recorded in the
RECORDER'S OFFICE
of Westmoreland County
Pennsylvania

Tom Murphy
Tom Murphy • Recorder of Deeds

NON-SURFACE DEVELOPMENT OIL & GAS LEASE

THIS LEASE, made this 29th day of MARCH, 2008, by and between

John W. Pollins, III and Susan E. Pollins, his wife of 251 Truxal Road Greensburg, Pa 15601,

hereinafter called Lessor, and and **REX ENERGY I, LLC** of 400 Southpointe Plaza One, Suite 410, Canonsburg, PA 15317, hereinafter called Lessee, do agree:

1. Lessor, for consideration of one dollar (\$1.00) in hand paid by Lessee, the receipt of which is hereby acknowledged, grants to Lessee all the oil and gas in the lands described below, with the exclusive right to explore by geophysical, seismic, and other methods, operate for, produce and market same from a well or wells on other lands; and the right to unitize Lessor's lands, or any portion, or strata, with other lands into a drilling unit of no more than six hundred forty acres. This Lease shall be for a period of five (5) years, and as long thereafter as operations are being conducted on any such unit or oil or gas can be produced in paying quantities in Lessee's judgment from any such unit. This lease covers all of Lessor's land in and adjoining Section/Lot _____ of Unity Township, Westmoreland County, Commonwealth of Pennsylvania, containing thirty and ---00/100 (30.00) acres, more or less, further identified as Tax Map I.D. No. 61-24-00-0-136 and -176, and bounded substantially, now or formerly, as follows:

North by Firestone Road

East by J. Pollins and Truxal Road

South by C. Morrison

West by C. Morrison, small lot, and Nicar, LLC

, and being the property described in Deed Volume(s) 3756, 3785 / Page(s) 279, 143.

2. Lessor shall be paid as royalties a proportional share of one-eighth (1/8) of "Proceeds Realized" by Lessee on all the oil and gas produced and marketed from each well drilled and unitized, as the amount of the Lessor's acreage in the unit bears to total acreage in the unit, the same to be paid by the end of the next month following Lessee's receipt of payment for same, less any tax imposed by any government body, including but not limited to the severance tax. "Proceeds Realized" shall mean the price received by Lessee for oil and gas marketed and sold at the delivery point less any charges for transportation, dehydration, compression and marketing paid by Lessee to deliver the oil and gas for sale.

3. **No well shall be drilled on Lessor's property, nor shall Lessee enter upon or install any installation of any nature whatsoever on the leased property.** The within Lease being granted for the purpose of permitting Lessee to unitize the leased property with other properties, which other properties shall bear all the burden of surface development. Lessor understands and gives consent that, due to slant (directional) drilling originating from surface entry on a parcel not owned by Lessor, the wellbore may pass through or terminate below the surface of Lessor's property.

4. This lease, however, shall become null and void and all rights of either party hereunder shall cease and terminate unless, within twelve months from the date hereof, a well shall be commenced on other lands unitized with the herein described leased premises, or unless the Lessee shall thereafter pay a delay rental of one thousand five hundred and ---00/100 Dollars (\$ 1500.00) each year, payments to be made once until the commencement of a well. A well shall be deemed commenced when preparations for drilling have been commenced. It is stipulated that this lease shall not terminate for nonpayment of delay rentals unless Lessor first gives Lessee sixty (60) days written notice by registered mail of such nonpayment, and Lessee fails to tender such payment to Lessor within said sixty (60) day period. **This a paid-up lease. Lessor hereby acknowledges receipt of payment in advance from Lessee which constitutes payment in full for the initial consideration for the lease and for all delay rentals due for the entire primary term of the lease.**

5. This Lease shall be binding on all heirs, successors and assigns of Lessor and Lessee. If the leased land is hereinafter owned in separate tracts, the premises, nevertheless, shall be treated as an entirety and all payments due shall be paid proportionally (on an acreage basis) to each separate owner, and if Lessor owns less than the entire fee, Lessor shall be paid only his proportional share of any payment due. Lessee may at any time assign or surrender this Lease in whole or in part.

6. No change of ownership in the leased premises or in the rentals or royalties hereunder shall be binding on Lessee until after notice to the Lessee either by delivery of notice in writing duly signed by the parties to the instrument of conveyance or assignment and delivery of such original instrument or a duly certified copy thereof to the Lessee.

7. In the event Lessor considers Lessee has not complied with its expressed or implied obligations hereunder, Lessor shall notify Lessee in writing indicating specifically what Lessee allegedly has breached. Lessee shall have 30 days after receipt of said notice to meet or commence to meet any part of the breached alleged by Lessor. Lessor shall not bring any action against Lessee until after 30 days after service of such notice on Lessee.

8. Lessor hereby warrants and agrees to defend title to the land herein described and agrees that Lessee, at its option, may pay and discharge any taxes, mortgages, or other liens existing, levied or assessed on or against the said lands and, in the event it exercises such option, it shall be subrogated to the rights of any holder or holders thereof and may reimburse itself for any payments due hereunder.

Signatures of Witnesses:

Witness:

Witness:

Signatures of Lessor(s):

John W. Pollins, III

Susan E. Pollins

LESSEE:

Lisa Marie Anania

REX ENERGY I, LLC

Michael S. Carlson

By: Michael S. Carlson

Its: Vice President of Operation

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH/STATE OF Pennsylvania

COUNTY OF Westmoreland) SS:

On this, the 28th day of MARCH, 2008, before me

James E. Kwiecinski, the undersigned officer, personally appeared John W. Pelling III & Susan E. Pelling, known to me (or satisfactorily proven) to be the person whose name(s) are subscribed to the within instrument, and

acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

James E. Kwiecinski
Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
James E. Kwiecinski, Notary Public
Ingram Boro, Allegheny County
My Commission Expires Dec. 9, 2008
Member, Pennsylvania Association of Notaries

CORPORATE ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Washington) ss:

On the 23 day of April, 2008, before me, personally came Michael S. Carlson, to me know, who, being by me duly sworn, did depose and say that he is the Vice President of Operation (title) of REX ENERGY I, LLC, a corporation, and that he as such being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of the corporation.

Witness the hand and official seal of the undersigned this the day and year first in this certificate above written.

Lisa Marie Anania
Notary Public

My Commission Expires: 4/8/2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lisa Marie Anania, Notary Public
Canonsburg Boro, Washington County
My Commission Expires April 8, 2011
Member, Pennsylvania Association of Notaries

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Westmoreland County RecorderP

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Assessor Ownership, Location, and Tax Information

The below information represents all pertinent assessor data based upon the parcel number that you selected.

Tax information here is updated annually.
Registered users may log under their normal subscription for the most current information.

- ☒ Ownership & Location Information
- ☐ Tax Information

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Ownership & Location Info.

County	UNITY TWP
County Assessor	HARLAN ROBERT A & CINDY L
County Assessor	326 FIRESTONE ROAD
	GREENSBURG PA 15601
Map Number	61-24-00-0-136-00-000
Description	PCL 2, HSE, STABLE SHED
	TRUXAL PLAN NO 2
Lot Area	
Permit	326 FIRESTONE RD
Area	20.620
Land Value	5920
Improvements Value	55890

3756/279